

Angela Farm

Rosebud County, Estimated Price: \$15,975,664

Location: 30 miles North of Miles City, MT in Rosebud County

Acreage: 23,949± deeded acres (14,996± acres Dryland Crop, 1300 acres dryland hay and 7,653± acres Grazing)

Crop Land: 14,996± acres of dryland crop land of which a majority of the acres planted to spring/winter wheat. Other rotational crops of corn, barley, peas and chickpeas have been planted in the past

Carrying Capacity: There are 7,653± grazing acres currently available.

Stockwater: There are numerous water rights for wells, springs and other surface water sources that supply both domestic and stockwater needs on the property.

Irrigation: None

Timber: None

Fencing: The entire ranch perimeter is fenced. In addition, there is some interior fencing associated with the grazing lands. The fencing appears to be in good condition.

Improvements: The property has a 2011 model modular home along with 300K bushel capacity grain storage bins.

County/Taxes: \$40,783 in 2015

Precipitation: 10-14 inch precipitation zone



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Comments: The 23,949± acre Angela Farm presents an opportunity to purchase a productive, predominantly dryland agricultural property in northern Rosebud County. The proposed acquisition would also provide access to two previously inaccessible parcels of State Trust lands totaling 1,280 acres. These previously inaccessible tracts along with another accessible State Trust Land parcel would create a 25,869± acre block of legally accessible trust land, accessible by two county roads and Highway 59. The property supports antelope, deer, waterfowl and upland game bird hunting opportunities, as well as hiking and bird watching.

Revenue projections for agriculture and grazing lease estimate annual revenue to the Trust beneficiary of \$480,000. The dryland agricultural land is mainly planted in wheat with a mix of winter wheat, spring wheat and summer fallow rotation. The projected revenue would result in a rate of return of 3.00%. The sellers are not interested in leasing back the land and it is expected that the state would put the parcels out for bid for a new lessee. There are other viable and similar farming operations in the immediate vicinity of the property which should ensure competitive bidding potential for those agricultural leases.

This area is a productive dryland agricultural area and would provide additional income diversity for the Trust beneficiary.

